

PROJECT #:

[]

Sh. _____ of _____ Pg. _____

PROJECT:



By _____ Date _____

SUBJECT:

Clk _____ Date 9-2-16

GREGORY J. WILKENS, P.E., P.S. BUTLER COUNTY ENGINEER

Hotel - Tylers Place Blvd www.bceo.org

Scott Greine
Kara
Jim

Greg Wilken
Matt Loeffler
Theresa Barnes

50,000 sq ft medical office ? 30-40 physicians
to 50

- concerns about 1 ingress "leak issue"
about a volume issue with patients

Patel owns the hotel; "not enthusiastic"

Matt min 350 ft spacing
classified as minor collector

- concern about volume works against you
ADT counts based on 50,000 sq ft bldg
- Jim thinks volume would be higher

- looking @ rest of Tylers Place, most
medical offices only have 1 entrance

- prefer alignment with across the street
so spacing is an issue;

- do deed research in deeds ? recorded access

- existing SD easement; cars would obstruct view

- Main entrance to be 1 in; "2" out
then second entrance as far north as possible
(would like to see as far spacing as possible
low use ~ 250 ft
med use ~ 350 ft

Mtg on 9/2/16
(Tylers Place Blvd.)

- Matt L.
- Teresa B.
- Greg

- Kawn
- Grevey
- Jim

- 50K SF. of medical office

- looking for 2 access points

- concerned w/ only one access

↳ leasing agent

- volume problem / congestion

→ SAY one could be a problem

} owner concerns

- To get 2nd access:

- either share w/ hotel (hotel owner not willing)

or

- construct ~~drive~~ ^{drive} to the north

- minimum 250' / ~~preferred~~ ^{preferred} 300' +

MAIN DRIVE (36' max width)

1 ingress

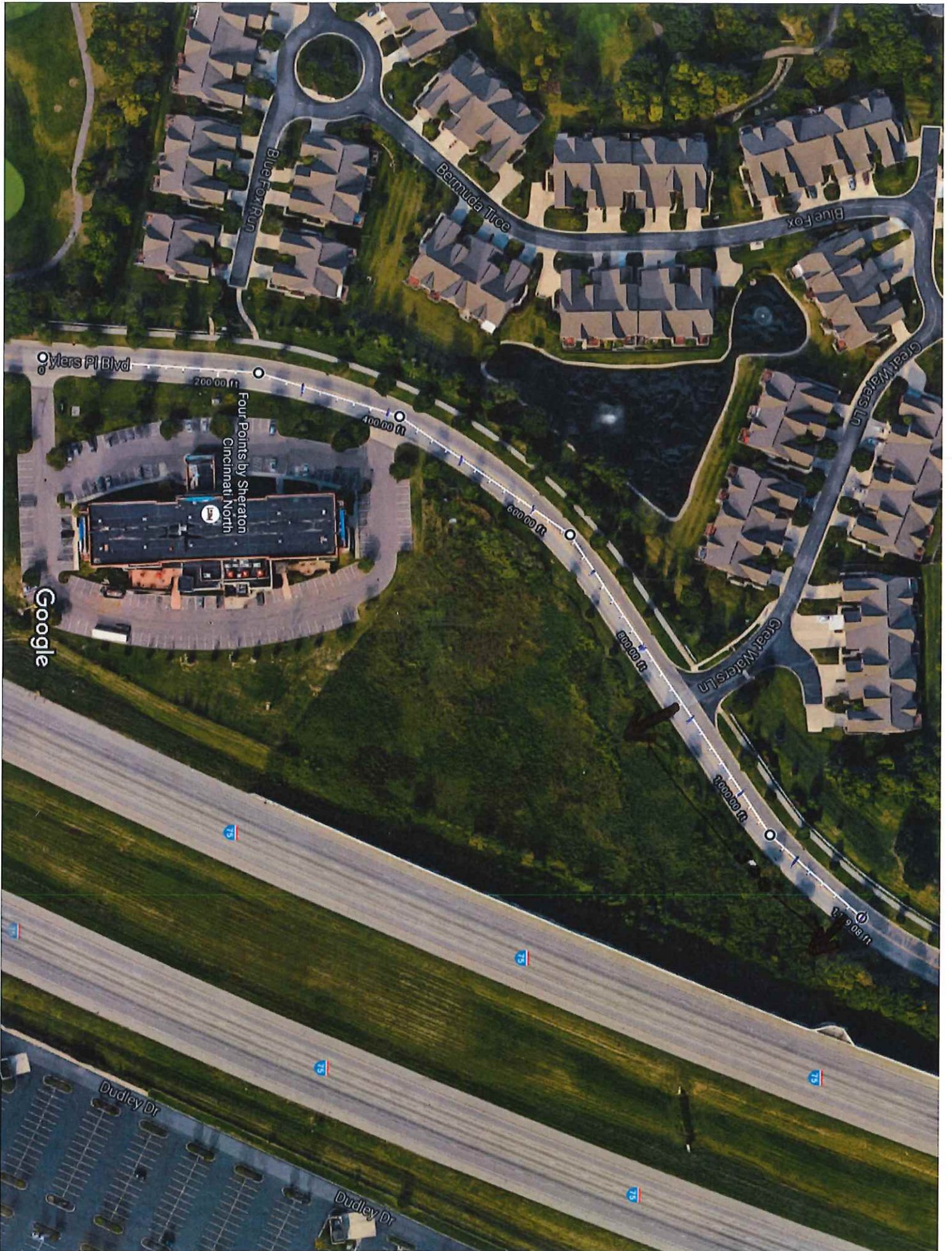
2 egress (left + thru/right)

→ Secondary Access (20' min width, 24' preferred)

1 ingress

1 egress

- recommend submitting site plan to Emergency services



Google

Oylers Pl Blvd

Four Points by Sheraton
Cincinnati North

Blue Fox Run

Bermuda Tree

Blue Fox

Great Waters Ln

Great Waters Ln

200.00 ft

400.00 ft

600.00 ft

800.00 ft

1000.00 ft

1200.00 ft

Dudley Dr

Dudley Dr

75

75

75

75

75

ITE Trip Generation Rates - 9th Edition
Pass-by rates from ITE Trip Generation Handbook - 2nd Edition
 (copyrights, Institute of Transportation Engineers)

Instructions: Enter Expected Unit Volumes into Column 'M'
 Notes on Color Coding at Bottom

Description/ITE Code	Units	ITE Vehicle Trip Generation Rates (peak hours are for peak hour of adjacent street traffic unless highlighted)							Expected Units	Total Generated Trips			Total Distribution of Generated Trips						
		Weekday	AM	PM	Pass-By	AM In	AM Out	PM In		PM Out	Daily	AM Hour	PM Hour	AM In	AM Out	Pass-By	PM In	PM Out	Pass-By
Hospital 610	KSF ²	13.22	0.95	0.93		63%	37%	38%	62%										
Hospital 610	Beds	12.94	1.32	1.42		72%	28%	33%	67%										
Hospital 610	Employees	4.50	0.31	0.29		72%	28%	29%	71%										
Nursing Home 620	Beds	2.74	0.17	0.22		NA	NA	NA	NA										
Nursing Home 620	Employees	3.26	0.23	0.47		69%	31%	NA	NA										
Nursing Home 620	KSF ²	7.60	0.55	0.74		71%	29%	52%	48%										
Clinic 630	KSF ²	31.45	NA	5.18		NA	NA	NA	NA										
Clinic 630	Employees	8.01	0.81	0.96		50%	50%	41%	59%										
Animal/Veterinary Hospital/Clinic 640	KSF ²	NA	4.08	4.72		72%	28%	39%	61%										
General Office 710 (Equation)	KSF ²	Equations																	
General Office 710	KSF ²	11.03	1.56	1.49		88%	12%	17%	83%										
Corporate Headquarters 714	KSF ²	7.98	1.52	1.41		93%	7%	10%	90%										
Corporate Headquarters 714	Employees	2.33	0.45	0.38		93%	7%	11%	89%										
Single Tenant Office Bldg 715	KSF ²	11.65	1.80	1.74		89%	11%	15%	85%										
Single Tenant Office Bldg 715	Employees	3.70	0.53	0.51		89%	11%	15%	85%										
Medical Dental Office 720	KSF ²	36.13	2.39	3.57		79%	21%	28%	72%	50.0	120	179	94	25	0	50	129	0	0
Medical Dental Office 720	Employees	8.91	0.53	1.06		79%	21%	34%	66%										
Government Office Building 730	KSF ²	68.93	5.88	1.21		84%	16%	31%	69%										
Government Office Building 730	Employees	11.95	1.02	1.91		84%	16%	74%	26%										
State Motor Vehicles Dept. 731	KSF ²	166.02	9.84	17.09		NA	NA	NA	NA										
State Motor Vehicles Dept. 731	Employees	44.54	2.64	4.58		NA	NA	NA	NA										
US Post Office 732	KSF ²	108.19	8.23	11.22		52%	48%	51%	49%										
US Post Office 732	Employees	25.37	1.78	2.50		52%	48%	51%	49%										
Gov. Office Complex 733	KSF ²	27.92	2.21	2.85		89%	11%	31%	69%										
Gov. Office Complex 733	Employees	7.75	0.61	0.79		89%	11%	31%	69%										
Office Park 750	KSF ²	11.42	1.71	1.48		89%	11%	14%	86%										
Office Park 750	Employees	3.50	0.43	0.39		92%	8%	15%	85%										
Office Park 750	Acres	195.11	25.65	28.28		92%	8%	15%	85%										
R&D Center 760	KSF ²	8.11	1.22	1.07		83%	17%	15%	85%										
R&D Center 760	Employees	2.77	0.43	0.41		86%	14%	10%	90%										
R&D Center 760	Acres	79.61	16.77	15.44		84%	16%	12%	88%										
Business Park 770	KSF ²	12.44	1.40	1.26		85%	15%	26%	74%										
Business Park 770	Employees	4.04	0.45	0.39		85%	15%	22%	78%										
Business Park 770	Acres	149.79	18.86	16.84		85%	15%	20%	80%										

RED Rates = CAUTION - Use Carefully - Small Sample Size
Green Rates = Peak Hour of Generator - (no peak rate for the rush hour of adjacent street traffic)
Blue Rates = Saturday Daily total - (no weekday daily rate)

Added to 9th Edition

*Pass-By % are Rates from Weekday PM Peak Period

*The Total Pass-By Trips will be Distributed: 50% IN / 50 % OUT

NA = Not Available KSF² = Units of 1,000 square feet
 DU = Dwelling Unit Fuel Position = the number of vehicles that could be fueled simultaneously
 Occ.Room = Occupied Room